

Three Acres
Sydling St Nicholas
£360,000

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28 Three Acres, Sydling St Nicholas
Dorchester, DT2 9NZ







Situated in the picturesque village of Sydling St Nicholas, within an Area of Outstanding Natural Beauty and a conservation area, this spacious four-bedroom semi-detached home offers versatile accommodation, including two reception rooms, a generous kitchen/dining area, separate utility room and a useful loft room. The property enjoys attractive countryside views, particularly from the principal bedroom and the rear aspect reception room. This lovely family home further benefits from an established rear garden, detached single garage with boarded loft storage and utility area. The property would benefit from some modernisation and updating, offering an excellent opportunity for a purchaser to put their own stamp on a home in this desirable village location. EPC rating TBC.

Nestled within the Dorset National Landscape, Sydling St Nicholas is a quintessential “chocolate box” village, defined by its winding chalk stream and flint-and-thatch cottages connected by small stone bridges. While the village maintains a peaceful atmosphere, it also offers essential community amenities centred around the Sydling St Nicholas Village Hall—a modernised hub hosting a range of fun activities from pilates, community lunch, watercolour painting and table tennis to name a few. The Parish Church of St Nicholas stands as a historic focal point, featuring a 15th-century structure with a rare 1593 tower clock and a Norman font. The village also benefits from a highly popular public house, while the county town of Dorchester lies just 6.4 miles to the southeast, offering a wide range of shopping, leisure, healthcare, and transport links. The area balances rural seclusion with a strong sense of community. The Jurassic Coast is approximately 16 miles to the west, and the surrounding landscape is a haven for wildlife enthusiasts, with several Dorset Wildlife Trust reserves, such as Haydon Hill and Nunnery Mead, located within a short drive. The area also offers a wealth of picturesque countryside walks directly from the house.








The property is entered via a useful entrance porch, which leads through into the hallway providing access to the ground floor accommodation. The first reception room offers a versatile space, benefiting from a dual aspect. The main living room is light and spacious, featuring a characterful wood-burning stove. Sliding doors provide direct access and views onto the rear garden. Both reception rooms enjoy attractive views across the surrounding countryside. The kitchen is particularly generous in size, offering ample space for dining and entertaining. There is wooden flooring, a range of wall and base level units, a composite sink and drainer, Neff four-ring induction hob and Neff oven and grill, together with space for a dishwasher. Leading off the kitchen is a useful utility room, providing additional workspace, plumbing for a washing machine and space for a fridge freezer. The boiler, which was fitted last year, is also housed here, alongside a door providing access to the rear garden.

Stairs rise to the first floor, where there are four well-proportioned double bedrooms, each benefiting from fitted storage. The principal bedroom is particularly spacious and benefits from dual aspect windows, built-in wardrobes and lovely views overlooking the neighbouring fields and hillside. The first floor is further served by a family bathroom, comprising a bath, tiled splashbacks, laminate flooring and a useful storage unit. There is a separate shower room featuring part-tiled walls, a heated towel rail and a cupboard above the wash hand basin.

Further stairs lead to a useful loft room, which benefits from a skylight and an additional Velux window. The room also has heating, lighting and useful eaves storage. A further door provides access into the remaining loft space.

Outside, the south-facing garden offers a pleasant and established setting, with a paved patio area providing space for outdoor seating and entertaining. A timber pergola creates an attractive feature alongside the property, while gravelled areas, mature shrubs and established planting frame the rest of the garden. The property also benefits from a detached single garage, which has the added advantage of stairs leading to a boarded loft space, providing useful additional storage.

Section 37:
This property is subject to a restrictive covenant under Section 37 of the Housing Act 1985. The rules are parallel to Section 157 and its sale is restricted to ensure housing remains available to local people. The property cannot be transferred to a new buyer without the formal, written consent of the Local Authority or relevant Housing Association. A prospective purchaser must typically prove that they have lived and/or worked continuously within the local county/designated area for a minimum of three years immediately prior to the application. (In the case of joint purchasers, usually only one applicant needs to fulfil this requirement).

Properties must be occupied as the buyer's sole or principal residence. They cannot be purchased as a second home, holiday home, or standard commercial buy-to-let investment. Prospective buyers requiring finance are asked to verify lender appetite early in the process. Prospective purchasers are advised to check their eligibility with the Local Authority before making an offer or incurring financial costs.

Services:
Mains electricity, water and drainage are connected.
Oil central heating. Solar Panels.

Mobile & Broadband
At the time of the listing, standard and ultrafast broadband are available.

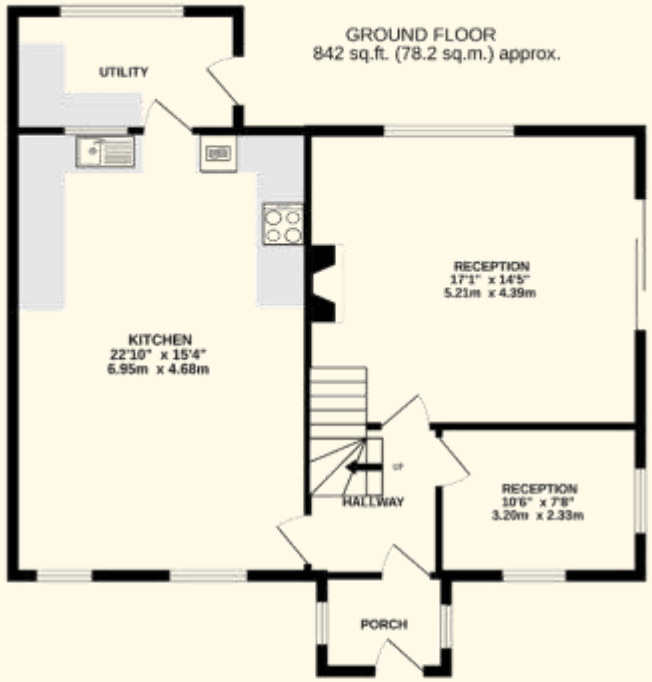
Mobile phone service varies dependent upon your provider.

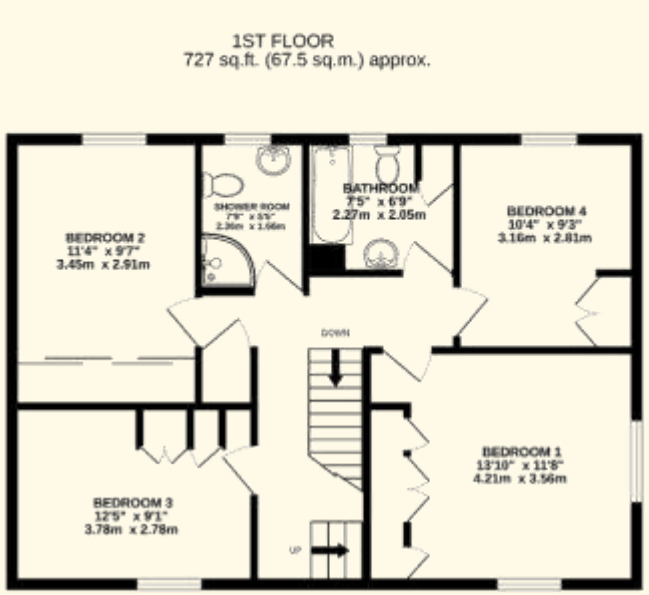
For up-to-date information please visit:
https://checker.ofcom.org.uk.

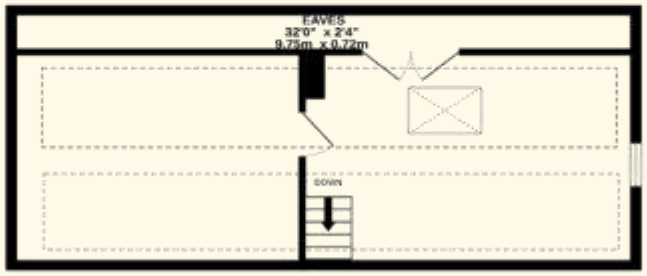
Local Authorities:
Dorset Council
County Hall, Colliton Park
Dorchester, DT1 1XJ

Tel: 01305 211970

Council Tax Band B.







TOTAL FLOOR AREA : 2030 sq.ft. (188.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.